

Eco Subdivision

City of El Paso — City Plan Commission — 2/22/2018

SUSU18-00008 — Major Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: Maria De Jesus Velazco

REPRESENTATIVE: Conde, Inc.

LOCATION: South of Americas & West of Socorro, District 6

ACREAGE: 6.9774

VESTED: No

PARK FEES REQUIRED: \$6,980.00

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: PZRZ17-00030 – Rezoning from R-F to M-1

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 6.9774 acres of land into 1 industrial lot. Primary access to the proposed subdivision is from Joe Rodriguez Drive. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Eco Subdivision on a Major Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G7, Industrial and /or Railyards.

GOAL 2.3: The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
Policy 2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed street within the subdivision connects to the existing street network.
Policy 2.3.3.b: Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing a cul-de-sac, however, the adjoining properties prevent existing or future connections.

NEIGHBORHOOD CHARACTER: Subject property is zoned R-F (Ranch and Farm). Properties adjacent to the subject property are zoned C-4/c (Commercial), M-1 (Light Industrial), and R-F (Ranch and Farm). Surrounding land uses are commercial, industrial, and agricultural. The nearest park is Caribe Park (1 mile). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed subdivision.

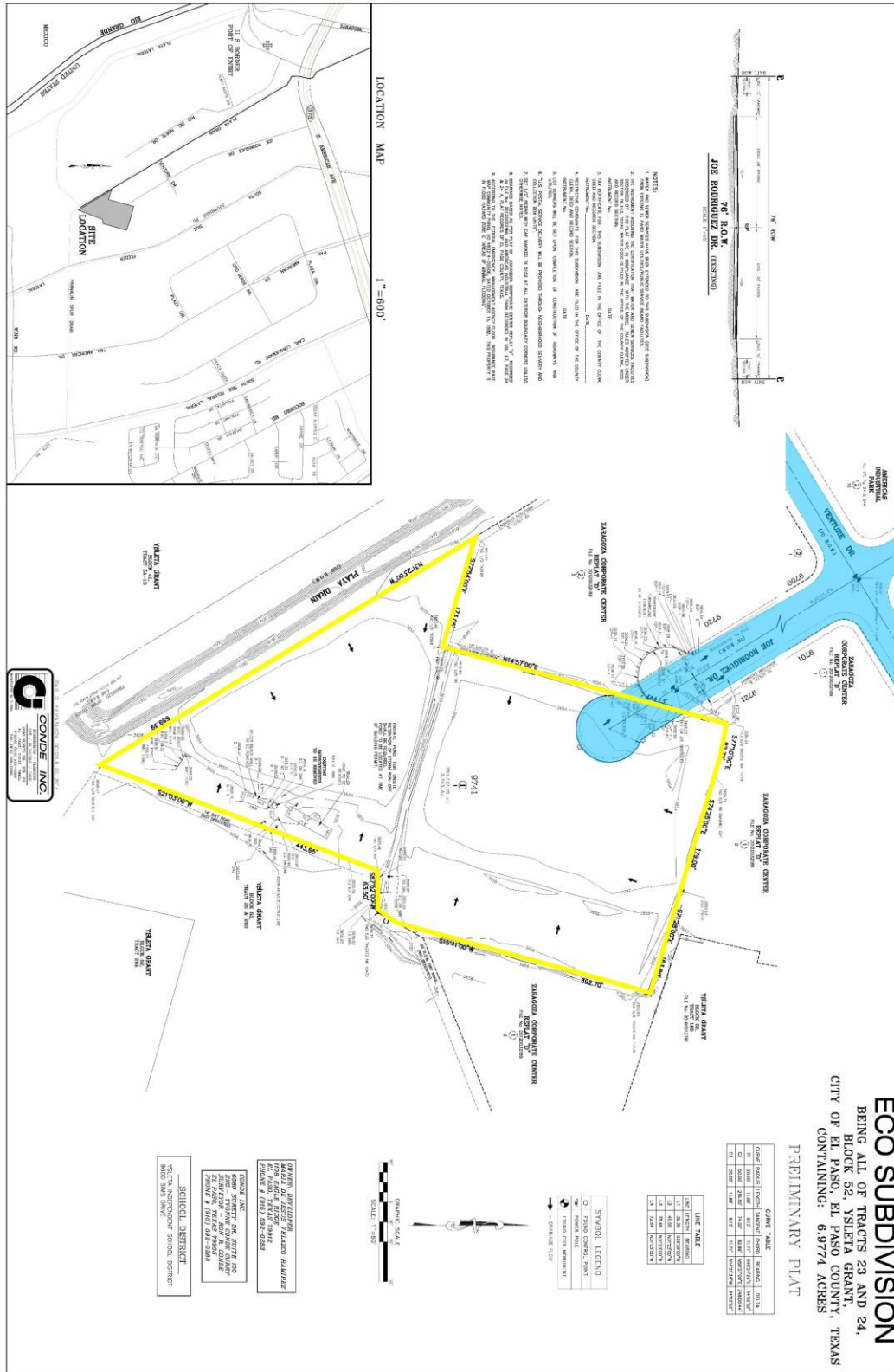
PLAT EXPIRATION:

This application will expire on **February 22, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

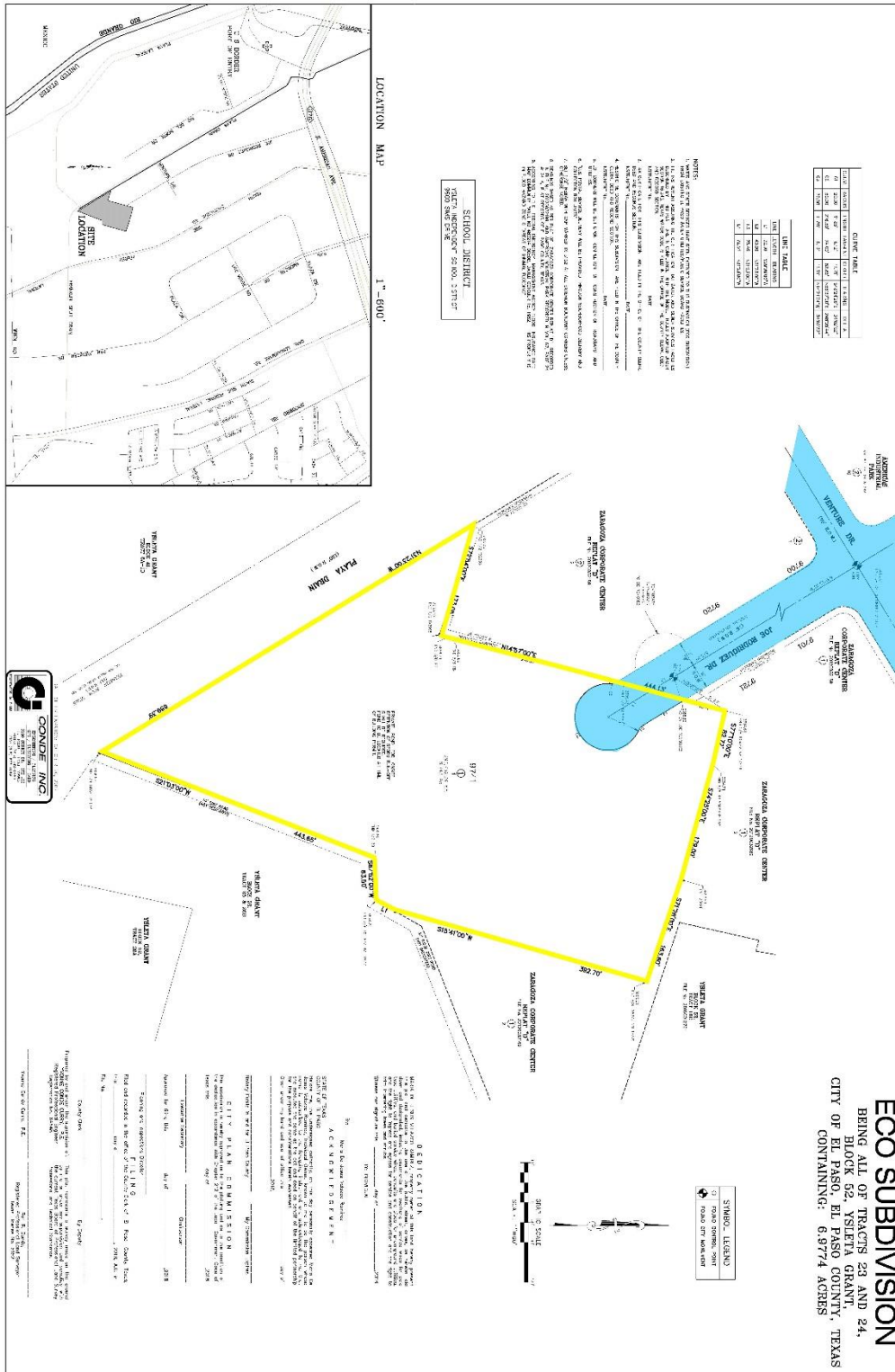
ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Application
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL C.C.D.

DATE: January ²³ 17, 2018

File No. SUSU18-00008

SUBDIVISION NAME: Eco Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tracts 23 and 24, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	_____
Industrial	<u>6.9774</u>	<u>1</u>	Total Acres (Gross) &	<u>6.9774</u>	_____

3. What is existing zoning of the above described property? R-F Proposed zoning? M-1

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a

5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Pond

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X


11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 –Vested Rights

12.	Owner of record	<u>Maria De Jesus Velazco</u>	<u>1108 Eagle Ridge, El Paso, Texas</u>	<u>79912</u>	<u>915-401-1782</u>
		(Name & Address)		(Zip)	(Phone)
13.	Developer	<u>Maria De Jesus Velazco</u>	<u>1108 Eagle Ridge, El Paso, Texas</u>	<u>79912</u>	<u>915-401-1782</u>
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 
Maria De Jesus Velazco

REPRESENTATIVE: 
Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

ATTACHMENT 4

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer shall address the following comments.

1: Add the following note on final plat: "All developed storm-water runoff discharge volumes shall be retained within this subdivision's limits in compliance with provisions of (DSC, Municipal Code 19.19.010A and DDM, 11.1).

2: Approval from the Water Improvement District #1 is required prior to development.

Capital Improvements Department – Parks & Recreation

We have reviewed **Eco Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of one (1) **6.9774 acre** lot zoned "C-4 & RF" meeting the requirements for Non-residential uses (General commercial) as well as for Residential dwellings use (Multi-family) with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted copy of preliminary covenants restricting the use to Industrial (Non-residential) therefore, "Park fees" will be assessed as follows:

1: If applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (Industrial) and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$6,980.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage **6.9774** (rounded to 2 decimals) @ \$1,000.00 / acre = **\$6,980.00**

Please allocate generated funds under Park Zone: **MV-6**

Nearest Park: **Caribe Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal District

No objections.

El Paso Water Utilities

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the east side of Joe Rodriguez Dr., approximately 25-feet west of and parallel to the eastern right-of-way line of Joe Rodriguez Dr. This water main needs to be installed along the extension of Joe Rodriguez Dr. Owner is responsible for all main extensions costs.

EPWU records indicate no water service connection serving the subject property.

Previous water pressure from fire hydrant #6982 located on the intersection of Joe Rodriguez Dr. and Venture Dr. has yield a static pressure of 100 (psi), a residual pressure of 88 (psi), and a discharge of 1,501 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along the west side of Joe Rodriguez Dr., approximately 32-feet east of and parallel to the western right-of-way line of Joe Rodriguez Dr. This sanitary sewer main needs to be installed along the extension of Joe Rodriguez Dr. Owner is responsible for all main extensions costs.

General:

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.